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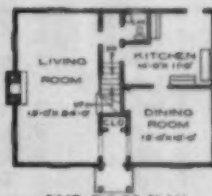
Number 34

Real Estate Economists, Appraisers and Counselors

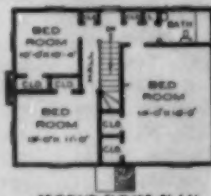
BREAKDOWN OF COSTS OF STANDARD SIX - ROOM FRAME HOUSE IN 172 CITIES



Content: 24,288 cubic feet
1,650 square feet



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DURING the past six weeks a building cost survey was conducted in the principal cities of the United States and Canada. The survey covered the prices of building materials and wage rates that make up a bill of materials and labor on the standard six-room frame house. Building material prices were the amounts paid by contractors for standard units of materials delivered to the job site. Wage rates were those paid by contractors for union or nonunion tradesmen, dependent on the employment practice in each area. Union wage rates included employers' contributions to funds such as insurance, pensions, vacations, etc.

Total construction cost of the six-room frame house in United States cities was highest in New York, New York, \$23,228; and Belleville, Illinois, \$22,622; lowest in Asheville, North Carolina, \$14,961; and Charlotte, North Carolina, \$15,134. Canadian cost was highest in Winnipeg, Manitoba, \$17,463; lowest in Calgary, Alberta, \$15,468. Total labor cost ranged from \$3,148 in Laredo, Texas, to \$8,826 in Newark, New Jersey. Canadian labor cost ranged from \$4,424 in Ottawa, Ontario, to \$6,131 in Vancouver, British Columbia. Building material cost ranged from \$7,339 in Roanoke, Virginia, to \$10,579 in Portland, Oregon. Canadian cost ranged from \$7,313 in Vancouver, British Columbia, to \$9,289 in Winnipeg, Manitoba.

CONSTRUCTION COSTS ON THE STANDARD SIX - ROOM FRAME HOUSE

City	Total Labor Cost	Total Material Cost	Overhead	Total Cost	Cost per Sq. Ft.*	Cost per Cu. Ft.
Akron, Ohio	\$7,720	\$ 9,914	\$4,593	\$22,227	\$13.47	91.5¢
Albany, N. Y.	6,738	8,964	4,090	19,792	12.00	81.5
Albuquerque, N. Mex.	6,380	8,704	3,929	19,013	11.52	78.3
Alexandria, Va.	6,881	7,810	3,827	18,518	11.22	76.2
Allentown, Pa.	7,131	8,505	4,073	19,709	11.94	81.2
Amarillo, Tex.	5,855	8,597	3,765	18,217	11.04	75.0
Asheville, N. C.	4,098	7,771	3,092	14,961	9.07	61.6
Ashland, Ky.	6,409	9,442	4,129	19,980	12.11	82.3
Atlanta, Ga.	4,522	9,210	3,577	17,309	10.49	71.7
Austin, Tex.	5,311	9,804	3,937	19,052	11.55	78.4
Bakersfield, Calif.	7,357	8,959	4,250	20,566	12.46	84.7
Baltimore, Md.	6,494	7,783	3,719	17,996	10.91	74.1
Baton Rouge, La.	5,641	8,717	3,740	18,098	10.97	74.5
Bay City, Mich.	7,213	8,979	4,218	20,410	12.37	84.0
Beaumont, Tex.	6,282	9,165	4,024	19,471	11.80	80.2
Belleville, Ill.	7,881	10,066	4,675	22,622	13.71	93.1
Bethlehem, Pa.	6,636	8,998	4,073	19,707	11.94	81.1
Billings, Mont.	5,440	8,765	3,700	17,905	10.85	73.7
Binghamton, N. Y.	7,124	8,498	4,069	19,691	11.93	81.1
Birmingham, Ala.	5,705	9,632	3,995	19,332	11.72	79.6
Boise, Idaho	6,328	9,224	4,051	19,603	11.88	80.7
Borger, Tex.	5,574	9,050	3,810	18,434	11.17	75.9
Boston, Mass.	7,031	8,822	4,130	19,983	12.11	82.3
Bridgeport, Conn.	7,029	9,342	4,265	20,636	12.51	85.0
Buffalo, N. Y.	7,118	9,625	4,362	21,105	12.79	86.9
Burlington, Iowa	6,102	9,794	4,141	20,037	12.14	82.5
Burlington, Vt.	5,355	9,913	3,977	19,245	11.66	79.2
Camden, N. J.	7,123	9,335	4,287	20,745	12.57	85.4
Canton, Ohio	7,002	10,292	4,505	21,799	13.21	89.8
Charleston, W. Va.	6,493	9,866	4,261	20,620	12.50	84.9
Charlotte, N. C.	4,393	7,613	3,128	15,134	9.17	62.3
Chattanooga, Tenn.	5,802	8,311	3,679	17,802	10.79	73.3
Cheyenne, Wyo.	5,844	9,928	4,109	19,881	12.05	81.9
Chicago, Ill.	7,389	8,923	4,249	20,561	12.46	84.7
Cincinnati, Ohio	7,213	8,266	4,032	19,511	11.82	80.3
Cleveland, Ohio	7,841	8,737	4,319	20,897	12.66	86.0
Columbia, S. C.	4,396	8,149	3,268	15,813	9.58	65.1
Columbus, Ohio	6,622	9,019	4,075	19,716	11.95	81.2
Council Bluffs, Iowa	6,865	8,189	3,921	18,975	11.50	78.1
Dallas, Tex.	5,898	8,905	3,856	18,659	11.31	76.8
Davenport, Iowa	6,568	9,930	4,298	20,796	12.60	85.6
Dayton, Ohio	7,059	8,420	4,032	19,511	11.82	80.3
Daytona Beach, Fla.	5,157	8,965	3,679	17,801	10.79	73.3
Decatur, Ill.	6,907	9,484	4,270	20,661	12.52	85.1
Denver, Colo.	6,416	8,976	4,010	19,402	11.76	79.9
Des Moines, Iowa	5,866	8,393	3,715	17,974	10.89	74.0
Detroit, Mich.	7,337	8,752	4,191	20,280	12.29	83.5
Dixon, Ill.	6,494	8,719	3,963	19,176	11.62	79.0
Duluth, Minn.	6,400	8,500	3,882	18,782	11.38	77.3
Durham, N. C.	3,595	8,974	3,274	15,843	9.60	65.2
Easton, Pa.	6,612	9,022	4,073	19,707	11.94	81.1
Elizabeth, N. J.	7,656	8,483	4,204	20,343	12.33	83.8
Elyria, Ohio	7,165	9,644	4,379	21,188	12.84	87.2
Evansville, Ind.	6,736	8,034	3,847	18,617	11.28	76.7
Fall River, Mass.	6,047	9,788	4,125	19,960	12.10	82.2
Flint, Mich.	6,808	9,184	4,166	20,158	12.22	83.0
Fort Lauderdale, Fla.	5,667	9,306	3,900	18,873	11.44	77.7
Fort Wayne, Ind.	6,907	9,572	4,293	20,772	12.59	85.5
Fort Worth, Tex.	5,428	8,969	3,750	18,147	11.00	74.7

CONSTRUCTION COSTS ON THE STANDARD SIX - ROOM FRAME HOUSE

City	Total Labor Cost	Total Material Cost	Overhead	Total Cost	Cost per Sq. Ft.*	Cost per Cu. Ft.
Grand Rapids, Mich.	\$6,610	\$ 9,058	\$4,082	\$19,750	\$11.97	81.3¢
Greenville, S. C.	3,839	8,175	3,130	15,144	9.18	82.4
Hartford, Conn.	7,051	9,548	4,324	20,923	12.68	86.2
Hoboken, N. J.	7,066	9,502	4,550	22,018	13.34	90.7
Houston, Tex.	6,178	7,659	3,604	17,441	10.57	71.8
Huntington, W. Va.	6,790	8,694	4,034	19,518	11.83	80.4
Indianapolis, Ind.	5,790	9,823	4,067	19,680	11.93	81.0
Jackson, Mich.	6,968	9,495	4,289	20,752	12.50	85.4
Jackson, Miss.	5,086	9,160	3,711	17,957	10.88	73.9
Jacksonville, Fla.	5,906	9,241	3,946	19,093	11.57	78.6
Jefferson City, Mo.	4,569	9,028	3,542	17,139	10.39	70.6
Kalamazoo, Mich.	6,791	8,634	4,019	19,444	11.78	80.1
Kansas City, Mo.	6,577	8,409	3,904	18,890	11.45	77.8
Kenosha, Wis.	7,107	8,962	4,186	20,255	12.28	83.4
Knoxville, Tenn.	5,320	7,664	3,382	16,366	9.92	67.4
Lansing, Mich.	6,930	8,266	3,958	19,154	10.61	78.9
Laredo, Tex.	3,148	9,188	3,214	15,550	9.42	64.2
Lawrence, Mass.	6,692	8,368	3,923	18,983	11.50	78.2
Lewiston, Idaho	6,897	9,024	4,147	20,068	12.16	82.6
Lexington, Ky.	3,848	8,929	3,328	16,105	9.76	66.3
Lincoln, Nebr.	6,030	8,923	3,895	18,848	11.42	77.6
Little Rock, Ark.	5,361	8,310	3,561	17,232	10.44	71.0
Lorain, Ohio	7,601	9,211	4,380	21,192	12.64	87.3
Los Angeles, Calif.	7,523	8,781	4,247	20,551	12.46	84.6
Louisville, Ky.	6,475	8,599	3,927	19,001	11.52	78.2
Lynn, Mass.	5,710	9,361	3,926	18,997	11.51	78.2
Macon, Ga.	4,269	7,826	3,151	15,246	9.24	62.8
Madison, Wis.	6,606	9,312	4,147	20,065	12.16	82.6
Manchester, N. H.	6,407	8,666	3,927	19,000	11.52	78.2
Memphis, Tenn.	5,580	8,119	3,569	17,268	10.47	71.1
Miami, Fla.	5,992	8,481	3,770	18,243	11.06	75.1
Milwaukee, Wis.	7,023	8,946	4,160	20,129	12.20	82.9
Minneapolis, Minn.	6,985	8,616	4,064	19,665	11.92	81.0
Mobile, Ala.	5,946	8,756	3,830	18,532	11.23	76.3
Moline, Ill.	6,617	9,906	4,304	20,827	12.62	85.8
Montgomery, Ala.	4,424	8,241	3,299	15,964	9.68	65.7
Nashville, Tenn.	5,630	8,553	3,695	17,878	10.84	73.6
New Albany, Ind.	6,853	8,794	4,076	19,723	11.95	81.2
Newark, N. J.	8,826	9,007	4,645	22,478	13.62	92.6
New Haven, Conn.	6,877	8,203	3,929	19,009	11.52	78.3
New Orleans, La.	5,694	8,368	3,663	17,725	10.74	73.0
New York, N. Y.	8,373	10,055	4,800	23,228	14.08	95.6
Norfolk, Va.	5,286	9,053	3,735	18,074	10.95	74.4
Northeastern Area, N. J.	8,256	8,877	4,463	21,596	13.09	88.9
Ogden, Utah	6,736	8,034	3,847	18,617	11.26	76.7
Oklahoma City, Okla.	6,800	8,111	3,884	18,795	11.39	77.4
Olympia, Wash.	7,171	8,703	4,135	20,009	12.13	82.4
Omaha, Nebr.	6,545	9,050	4,062	19,657	11.91	80.9
Orlando, Fla.	3,666	9,878	3,528	17,072	10.35	70.3
Paterson, N. J.	8,431	8,421	4,390	21,242	12.87	87.5
Peoria, Ill.	7,448	8,884	4,254	20,586	12.48	84.8
Philadelphia, Pa.	7,001	9,067	4,186	20,254	12.28	83.4
Phoenix, Ariz.	6,876	8,749	4,070	19,695	11.94	81.1
Pittsburgh, Pa.	7,425	8,171	4,063	19,659	11.91	80.9
Pittsfield, Mass.	6,495	8,943	4,022	19,460	11.79	80.1
Portland, Maine	5,654	8,359	3,650	17,663	10.70	72.7
Portland, Oreg.	7,039	10,579	4,589	22,207	13.46	91.4
Portsmouth, Ohio	6,360	9,021	4,007	19,388	11.75	79.8
Providence, R. I.	6,656	9,462	4,199	20,317	12.31	83.7

*Based on 1,650 sq. ft. of living area.

CONSTRUCTION COSTS ON THE STANDARD SIX - ROOM FRAME HOUSE

City	Total	Total	Overhead	Total Cost	Cost per	Cost per
	Labor Cost	Material Cost			Sq. Ft.*	Cu. Ft.
Pueblo, Colo.	\$6,486	\$ 8,231	\$3,834	\$18,551	\$11.24	76.4¢
Reading, Pa.	6,237	9,214	4,025	19,476	11.80	80.2
Richmond, Va.	5,151	8,234	3,487	16,872	10.23	69.5
Ridgewood, N. J.	7,577	9,038	4,328	20,943	12.69	86.2
Roanoke, Va.	6,153	7,339	3,515	17,006	10.31	70.0
Rochester, N. Y.	7,010	8,944	4,156	20,110	12.19	82.8
Rockford, Ill.	6,966	10,360	4,513	21,839	13.24	89.9
Sacramento, Calif.	7,289	8,522	4,119	19,930	12.08	82.1
Saginaw, Mich.	7,026	9,179	4,221	20,426	12.38	84.1
St. Louis, Mo.	6,925	8,260	4,055	19,240	11.66	79.2
St. Paul, Minn.	7,033	8,512	4,050	19,595	11.88	80.7
Salt Lake City, Utah	6,048	8,711	3,845	18,604	11.28	76.6
San Antonio, Tex.	5,602	8,600	3,699	17,901	10.85	73.7
San Diego, Calif.	7,409	8,090	4,037	19,536	11.84	80.4
San Francisco, Calif.	6,828	8,208	3,917	18,953	11.49	78.0
Savannah, Ga.	4,762	7,788	3,269	15,819	9.59	65.1
Schenectady, N. Y.	6,561	8,551	3,937	19,049	11.54	78.4
Seattle, Wash.	7,076	7,989	3,925	18,990	11.51	78.2
Shreveport, La.	5,578	8,259	3,604	17,441	10.57	71.8
Sioux City, Iowa	5,599	8,094	3,567	17,260	10.46	71.1
Sioux Falls, S. Dak.	5,599	8,933	3,785	18,317	11.10	75.4
Spokane, Wash.	6,961	8,187	3,946	19,094	11.57	78.6
Springfield, Ill.	6,842	9,881	4,356	21,079	12.78	86.8
Springfield, Mo.	5,941	7,580	3,522	17,043	10.33	70.2
Springfield, Ohio	6,424	8,279	3,830	18,533	11.23	76.3
Superior, Wis.	6,317	8,910	3,967	19,194	11.63	79.0
Syracuse, N. Y.	7,097	7,568	3,820	18,485	11.20	76.1
Tacoma, Wash.	7,045	8,030	3,927	19,002	11.52	78.2
Tampa, Fla.	5,374	8,487	3,611	17,472	10.59	71.9
Terre Haute, Ind.	7,383	8,807	4,217	20,407	12.37	84.0
Texarkana, Ark.-Tex.	4,677	9,389	3,664	17,730	10.75	73.0
Toledo, Ohio	7,536	8,989	4,305	20,830	12.62	85.8
Topeka, Kans.	6,223	9,123	3,997	19,343	11.72	79.6
Trenton, N. J.	7,443	8,985	4,280	20,708	12.55	85.3
Tucson, Ariz.	7,153	8,386	4,048	19,587	11.87	80.6
Tulsa, Okla.	5,103	8,863	3,638	17,604	10.67	72.5
Waco, Tex.	5,032	9,416	3,764	18,212	11.04	75.0
Warren, Ohio	7,257	9,898	4,469	21,624	13.11	89.0
Washington, D. C.	7,037	8,391	4,019	19,447	11.79	80.1
Waterbury, Conn.	6,687	9,063	4,108	19,878	12.05	81.8
Waterloo, Iowa	5,097	9,799	3,881	18,777	11.38	77.3
Wheeling, W. Va.	6,615	9,135	4,103	19,853	12.03	81.7
Wichita, Kans.	6,193	8,612	3,857	18,662	11.31	76.8
Winston-Salem, N. C.	4,468	8,105	3,275	15,848	9.60	65.3
Worcester, Mass.	7,069	8,420	4,032	19,512	11.83	80.3
York, Pa.	5,514	9,136	3,816	18,466	11.19	76.0
Youngstown, Ohio	7,318	8,729	4,180	20,227	12.26	83.3

CANADA

Calgary, Alta.	4,521	7,750	3,197	15,468	9.37	63.7
Hamilton, Ont.	5,014	8,781	3,593	17,388	10.54	71.6
Montreal, Que.	4,454	7,835	3,201	15,490	9.39	63.8
Ottawa, Ont.	4,424	7,561	3,122	15,107	9.16	62.2
Toronto, Ont.	5,381	8,426	3,597	17,404	10.55	71.7
Vancouver, B. C.	6,131	7,313	3,502	16,946	10.27	69.8
Winnipeg, Man.	4,565	9,289	3,609	17,463	10.58	71.9

